



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-67-22-3
April 18, 2023

[Deer Valley Village Planning Committee Meeting Date:](#) April 20, 2023
[Planning Commission Hearing Date:](#) May 4, 2023

Request From: [C-2](#) (Intermediate Commercial) (3.73 acres)
Request To: [C-2](#) DNS/WVR HGT/WVR (Intermediate Commercial, Density Waiver, Height Waiver) (3.73 acres)

Proposed Use: Multifamily residential
Location: Approximately 230 feet south of the southwest corner of 17th Avenue and Bell Road

Owner: Rod Rosenstein, 1711 W Bell, LLC

Applicant: Leoh Sandoval

Representative: Steven Valdez

Staff Recommendation: Approval, subject to stipulations

| <u>General Plan Conformity</u> | |
|---|------------------------------------|
| <u>General Plan Land Use Designation</u> | Commercial |
| <u>Street Map Classification</u> | Not adjacent to any public streets |
| <p><i>CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></p> <p>As stipulated, the development will provide bicycle infrastructure including secured bicycle parking and guest bicycle parking. This bicycle parking will better serve the residents and provide an alternative mode of transportation.</p> | |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></p> <p>The proposed development will convert an existing motel into affordable multifamily residential units. The proposed development will add to the mix of housing types within</p> | |

the area and is appropriately located adjacent to properties with commercial zoning, which also allow multifamily residential uses by right.

BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed development, as stipulated and as required by the Phoenix Zoning Ordinance, will be required to provide shade along internal pedestrian pathways and within the surface parking lot. This will help to provide shade for pedestrians and bicyclists within the community for user comfort and will help to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plan, Overlays, and Initiatives

[Housing Phoenix Plan](#): See Background Item No. 6.

[Tree and Shade Master Plan](#): See Background Item No. 7.

[Complete Streets Guidelines](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9.

[Zero Waste PHX](#): See Background Item No. 10.

[Transportation Electrification Action Plan](#): See Background Item No. 11.

Surrounding Land Uses/Zoning

| | <u>Land Use</u> | <u>Zoning</u> |
|----------------|--------------------------------|---------------|
| On Site | Motel/Apartments | C-2 |
| North | Fuel station/Convenience store | C-2 |
| South | Horse Racetrack | S-1 SP |
| East | Automobile sales | C-2 SP |
| West | Commercial center | C-2 |

| C-2 DNS/WVR HGT/WVR (R-5 – Multifamily Residence District Development Standards – Planned Residential Development Option) | | |
|--|---|--|
| <u>Standards</u> | <u>Requirements</u> | <u>Provisions on the Proposed Site Plan</u> |
| Gross Acreage | - | 3.73 acres |
| Maximum Number of Units | 170 units; 194 with bonus | 150 units (Met) |
| Maximum Density (dwelling units/acre) | 45.68 dwelling units per acre; 52.20 with bonus | 40.21 dwelling units per acre (Met) |
| Maximum Lot Coverage | 50% | 11% (Met) |
| Maximum Building Height | 4 stories or 48 feet | 3 stories and 33 feet (Met) |
| Minimum Perimeter Building Setbacks (Adjacent to property line) | 10 feet | North: 91 feet 2 inches (Met) |
| | | East: 21 feet (Met) |
| | | South: 45 feet (Met) |
| | | West: 66 feet 9 inches (Met) |
| Minimum Perimeter Landscape Setbacks (Adjacent to property line) | 5 feet | North: 0 feet* (Not Met) |
| | | East: 0 feet* (Not Met) |
| | | South: 0 to 3 feet* (Not Met) |
| | | West: 0 to 5 feet* (Not Met) |
| Minimum Common Open Space | 5% of gross area | 5% (Met) |
| Minimum Parking | 150 spaces required 1.0 spaces per unit of less than 600 square feet 150 units < 600 square feet proposed | 205 spaces (Met) |

**Variance or site plan modification required*

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.73 acres located approximately 230 feet south of the southwest corner of 17th Avenue and Bell Road from C-2 (Intermediate Commercial) to C-2 DNS/WVR HGT/WVR (Intermediate Commercial, Density Waiver, Height Waiver) for multifamily residential.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the existing General Plan Land Use Map

designation as multifamily residential land uses are permitted by right within the commercial zoning districts.

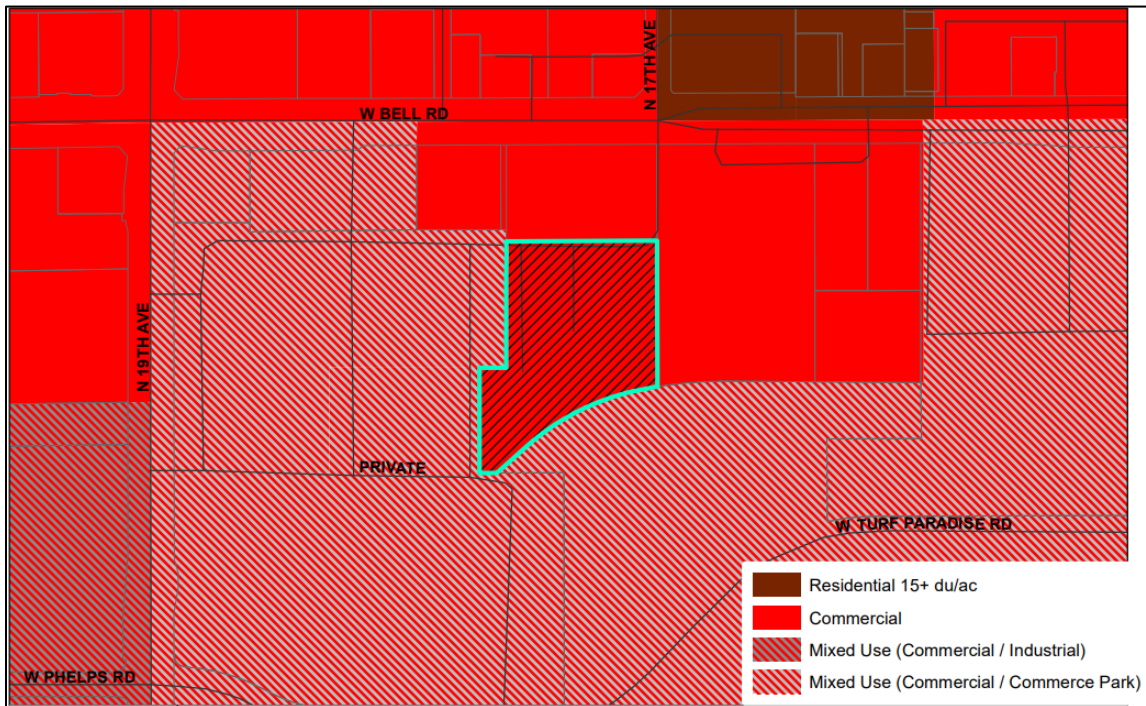
The proposal is compatible with the General Plan Land Use Map designations surrounding the site. The surrounding designations are as follows:

North and East

Commercial

South and West

Mixed Use (Commercial / Commerce Park)



General Plan Land Use Map

Source: Planning and Development Department

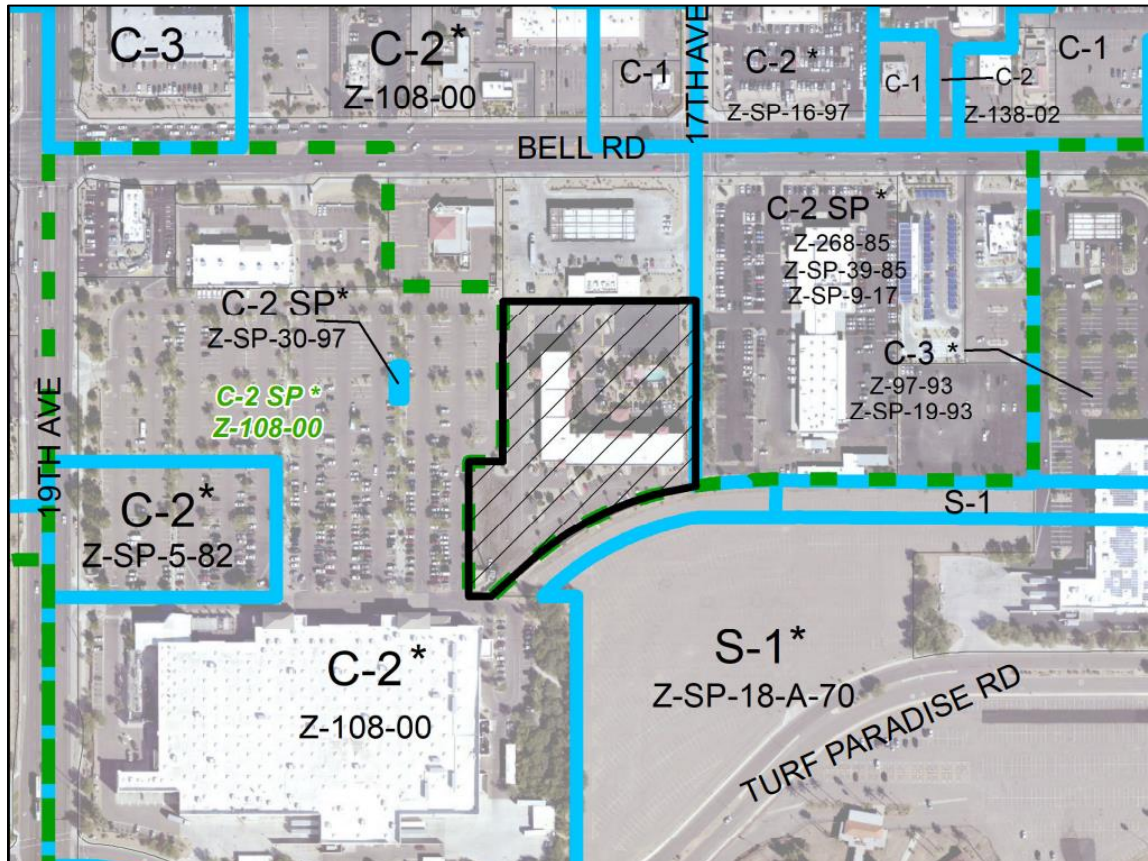
SURROUNDING LAND USES AND ZONING

3. The subject site contains a motel that has converted some of its rooms to housing units and is currently zoned C-2 (Intermediate Commercial). The request for C-2 DNS/WVR HGT/WVR (Intermediate Commercial, Density Waiver, Height Waiver) will add more housing in the area and will be located near the commercial center to the west and public transportation along Bell Road.

To the north of the subject site is a fuel station/convenience store and to the west is a commercial center, both with C-2 zoning.

To the east is an automobile dealership with C-2 SP (Intermediate Commercial, Special Permit) zoning.

To the south is a horse racetrack with S-1 SP (Ranch or Farm Residence, Special Permit) zoning.



Zoning Sketch Map

Source: Planning and Development Department

The proposed land use is compatible with the surrounding land uses as multifamily uses could potentially be developed already by right in the surrounding area with C-2 zoning, using up to R-3 (Multifamily Residence District) development standards, which would allow up to 48 feet tall, 4-story buildings with a maximum density of 17.4 dwelling units per gross acre. Furthermore, there are no single-family residential uses adjacent to the site which would be less compatible with the proposal. The existing building, which is compatible with the existing built environment, would be used for the proposal. Additionally, C-2 DNS/WVR HGT/WVR zoning is consistent with the zoning designations to the north, east and west.

PROPOSAL

4. Site Plan

The conceptual site plan, attached as an exhibit, proposes 150 multifamily residential units within the existing motel structure. Under the existing C-2

zoning, a maximum of 65 units is allowed. The proposal would increase the maximum number of units allowed by 129 units. Since the site plan, as proposed, would require variances or site plan modifications for the perimeter landscape setbacks, general conformance to the site plan is not stipulated. To ensure the proposed development remains compatible with the surrounding area, staff recommends a maximum density of 40.2 dwelling units per acre, per Stipulation No. 1. To ensure the residents of the proposed community have sufficient open space and amenities that improve their quality of life, staff recommends a minimum of 10 percent of the gross site area be retained as open space with amenities, per Stipulation No. 2. Additionally, to distinguish the project entry and exit points, and to bring visibility to areas where pedestrian and vehicle paths may intersect, staff recommends Stipulation No. 6, for project entry and exit drives to be constructed with an alternative material.

5. **Elevations**

The applicant submitted building elevations depicting the existing building. The façade of the building was repainted a few years ago, and current Zoning Ordinance standards provide sufficient architectural detailing, articulation, and embellishment requirements. Therefore, enhancements to the existing building elevations are not stipulated.

PLANS, OVERLAYS, AND INITIATIVES

6. **[Housing Phoenix Plan](#)**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant motel rooms in a more sustainable fashion.

7. **[Tree and Shade Master Plan](#)**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, including revegetating the existing landscape areas with minimum 2-inch caliper trees and the existing surface parking lot landscape planters with

minimum 2-inch caliper trees, in addition to the new surface parking lot areas to be landscaped a minimum of 10 percent with minimum 2-inch caliper shade trees. This is addressed in Stipulation Nos. 3 and 4.

8. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To enhance pedestrian visibility and safety, staff is recommending Stipulation No. 5 for pedestrian pathways to be distinguished by a material or pavement treatment that visually contrasts from the parking and drive aisle surfaces. Additionally, staff recommends a minimum 5-foot-wide detached sidewalk be constructed along the east side of the property, adjacent to the existing driveway, to connect to the sidewalk to the north of the subject site. This is addressed in Stipulation No. 7.

9. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking spaces, installed per the requirements in the city's Walkable Urban (WU) Code, in addition to a bicycle repair station ("fix it station") and 120-volt receptacles for a minimum of 10% of the required bicycle parking spaces for electric bicycle charging capabilities. This is addressed in Stipulation No. 8. This bicycle infrastructure will better serve the residents of the development and provide an alternative mode of transportation.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal discussed working with the City to incorporate a recycling program that will lead to a 40 percent reduction in waste.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle

operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Staff recommends a minimum of 10 percent of the required parking spaces include EV Installed infrastructure. This is addressed in Stipulation No. 9.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff received nine letters of opposition. Concerns shared were regarding incompatible surrounding uses, property values, increase and concentration of homeless population in the area, safety, crime, mental state of homeless individuals, and change in the neighborhood character.

INTERDEPARTMENTAL COMMENTS

12. **Aviation Department**
The Aviation Department commented that the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. This is addressed in Stipulation No. 10.
13. **Water Services Department**
The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however, water capacity is a dynamic condition that can change over time due to a variety of factors.
14. **Street Transportation Department**
The Street Transportation Department requested that the developer construct a pedestrian accessway connecting to the commercial property to the west. The applicant will need to work with the adjacent property owner to accomplish this.

OTHER

15. The original application classified the proposed use as transitional housing. The applicant has since clarified that the proposed use is aimed to be for affordable multifamily residential housing rather than transitional housing. Each unit will have a kitchen with cooking facilities and will have long-term leases. The applicant indicated that funding is being received from the State for the affordable

housing project.

16. The applicant has been meeting and collaborating with the Neighborhood Services Department and registered neighborhood organizations that have had concerns related to the project. They have drafted a Good Neighbor Agreement to address the concerns. Staff recommends that the Agreement be completed by the property owner, signed and dated by the affected parties and submitted to the Planning and Development Department prior to final site plan approval. The content of the Agreement will not be enforced by the City; however, the City will require that the Agreement exists and is signed by all affected parties, prior to final site plan approval. This is addressed in Stipulation No. 11.
17. The site has not been identified as being archeologically sensitive. However, in the event archeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 12.
18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 13.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is compatible with the surrounding land uses and zoning to the north, east and west.
2. The proposal will add to housing types in the area and will increase the number of units available, which will help alleviate the housing shortage in Phoenix.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the surrounding area.

Stipulations

1. The maximum density for the project shall not exceed 40.2 dwelling units per gross acre, as approved by the Planning and Development Department.
2. A minimum of 10% of the gross project area shall be retained as improved open space with amenities, as approved by the Planning and Development Department.
3. A minimum 10% of new surface parking lot area, as depicted on the site plan date stamped April 4, 2023, exclusive of perimeter landscape setbacks, shall be landscaped and planted with minimum 2-inch caliper, large canopy, drought-tolerant shade trees, dispersed throughout the parking area, as approved by the Planning and Development Department.
4. The existing parking lot landscape planters and existing landscape areas throughout the site shall be replenished with minimum 2-inch caliper large canopy drought-tolerant shade trees and minimum 75% vegetative live coverage at maturity, as generally depicted on the landscape plan date stamped April 4, 2023, as approved by the Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. Project entry/exit drives shall incorporate decorative pavers, stamped or colored concrete, or a similar alternative material, as approved by the Planning and Development Department.
7. A minimum 5-foot-wide detached sidewalk shall be provided along the west side of the existing driveway (17th Avenue alignment) to connect to the sidewalk to the north, as depicted on the site plan date stamped April 4, 2023, as approved by the Planning and Development Department.
8. Bicycle infrastructure shall be installed as described below and as approved by the Planning and Development Department.
 - a. Secured bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, including Community Residence Center units, up to a maximum of 50 spaces, as approved by the Planning and Development Department.

- b. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per dwelling unit, including Community Residence Center units, up to a maximum of 50 required spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
 - c. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station.
 - ii. A tire gauge and pump affixed to the base of the station or the ground.
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - d. A minimum of 10% of the required bicycle parking spaces shall include 120-volt receptacles for electric bicycle charging capabilities.
9. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
10. The property owner shall record documents that disclose the existence, and operational characteristics of the City of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
11. A Good Neighbor Agreement shall be completed by the property owner in collaboration with the Bell Road Business Alliance and other neighborhood organizations. The completed agreement shall be signed and dated by the affected parties and submitted to the Planning and Development Department prior to final site plan approval.
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Staff Report: Z-67-22-3

April 18, 2023

Page 12 of 12

13. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

April 18, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

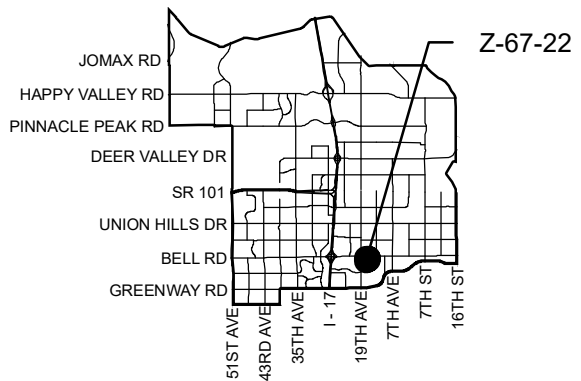
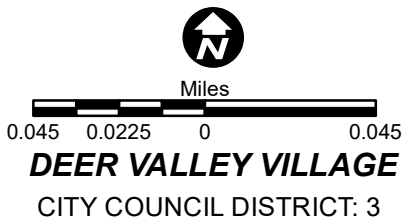
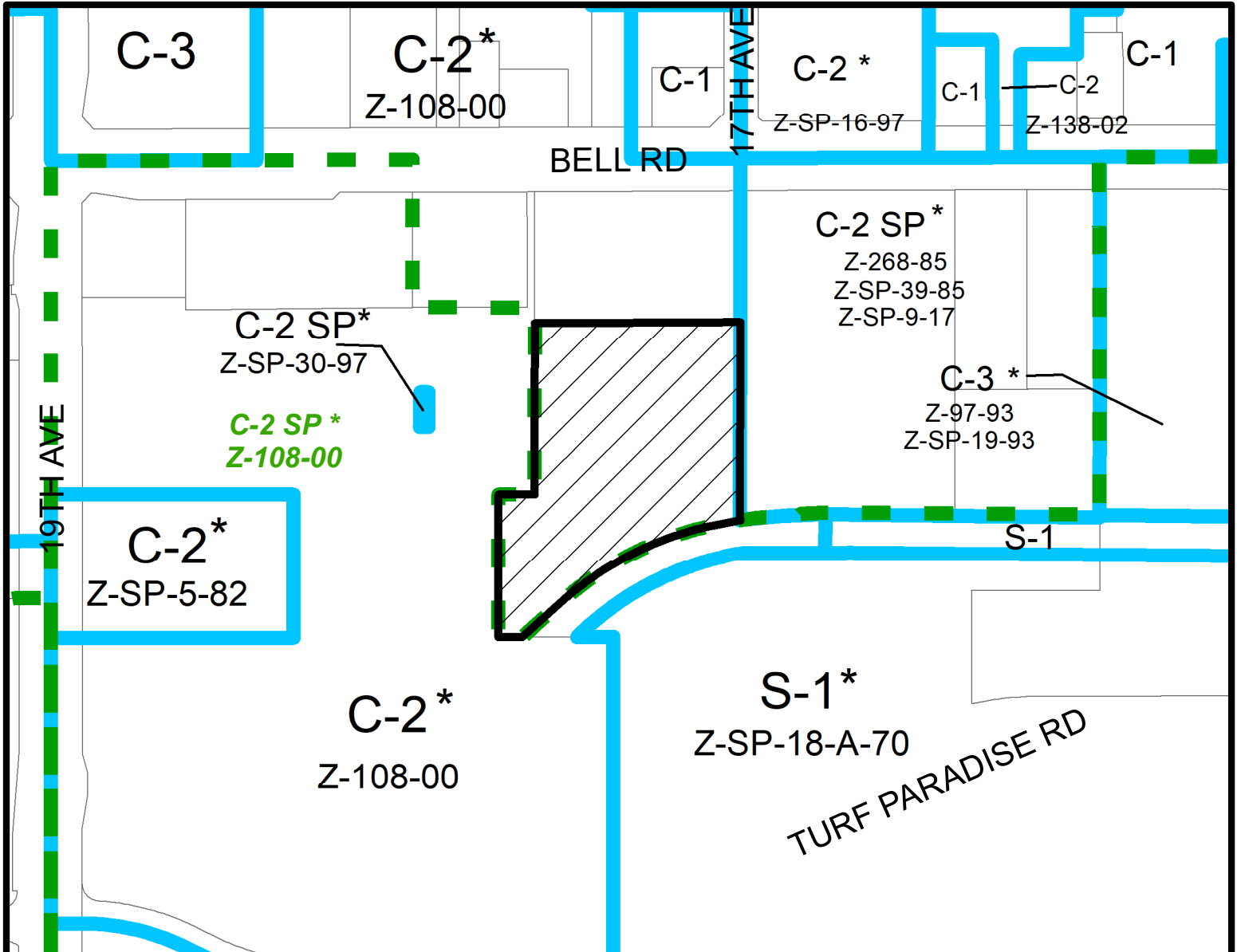
Aerial Sketch Map

Site Plan date stamped April 4, 2023

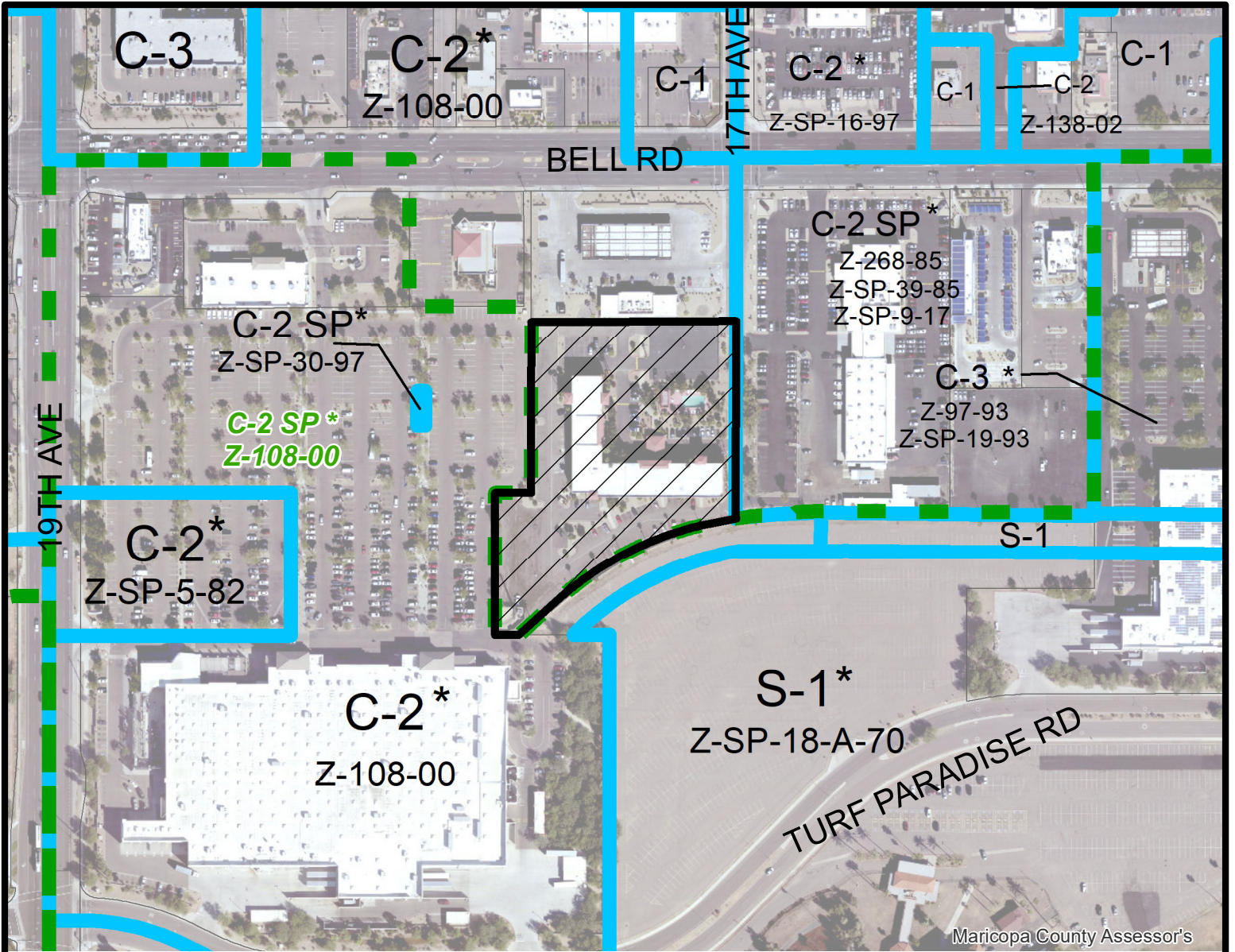
Landscape Plan date stamped April 4, 2023 (3 pages)

Elevations date stamped April 4, 2023 (2 pages)

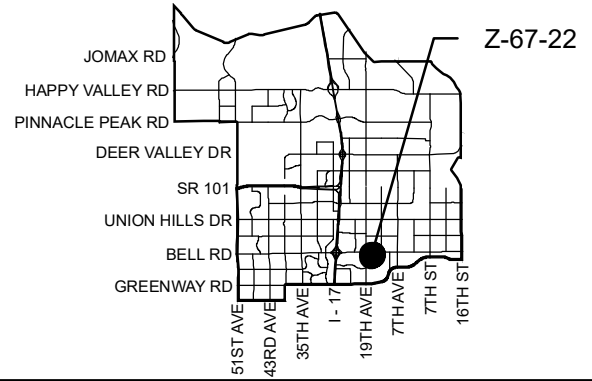
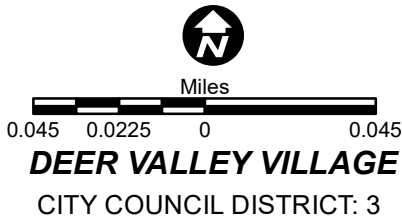
Correspondence (11 pages)



| | | | |
|---|--|---|--|
| APPLICANT'S NAME: Leoh Sandoval | | REQUESTED CHANGE: | |
| APPLICATION NO.: Z-67-22 | | FROM: C-2 (3.73 a.c.) | |
| DATE: 12/15/2022 <small>REVISION DATES:</small> | | TO: C-2 DNS/WVR HGT/WVR (3.73 a.c.) | |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.73 Acres | | | |
| <small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 36-25 | | <small>ZONING MAP</small> M-7 | |
| MULTIPLES PERMITTED C-2 C-2 DNS/WVR HGT/WVR | | CONVENTIONAL OPTION 54 162 | |
| | | * UNITS P.R.D. OPTION 65 194 | |
| * Maximum Units Allowed with P.R.D. Bonus | | | |

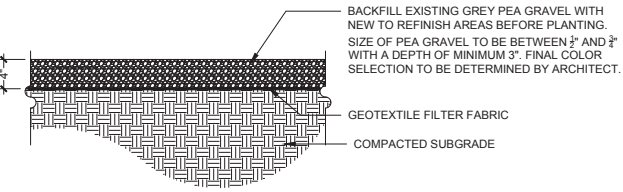


Maricopa County Assessor's

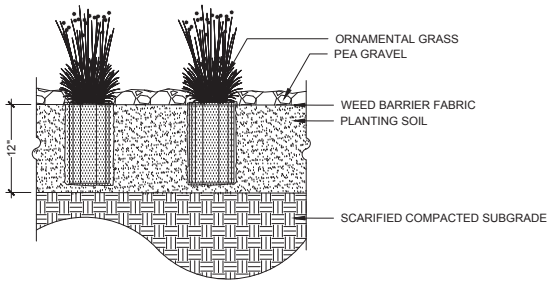


| | | | |
|---|--|---|--|
| APPLICANT'S NAME: Leoh Sandoval | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-67-22 | | FROM: C-2 (3.73 a.c.) | |
| DATE: 12/15/2022 <small>REVISION DATES:</small> | | TO: C-2 DNS/WVR HGT/WVR (3.73 a.c.) | |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.73 Acres | | | |
| <small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 36-25 | | <small>ZONING MAP</small> M-7 | |
| MULTIPLES PERMITTED C-2 C-2 DNS/WVR HGT/WVR | | CONVENTIONAL OPTION 54 162 | |
| | | * UNITS P.R.D. OPTION 65 194 | |

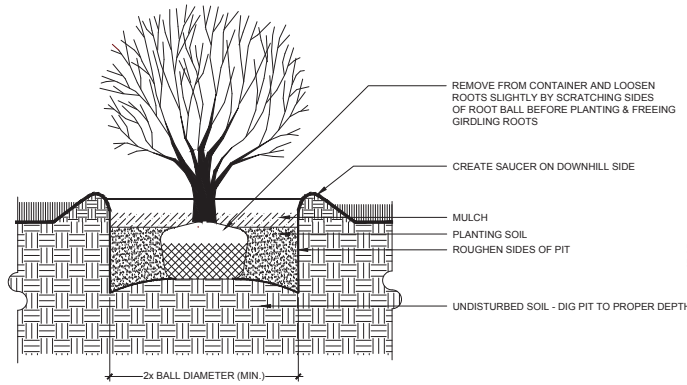
* Maximum Units Allowed with P.R.D. Bonus



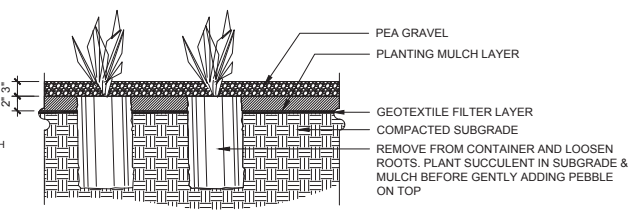
1 PEA GRAVEL
2" = 1'-0"



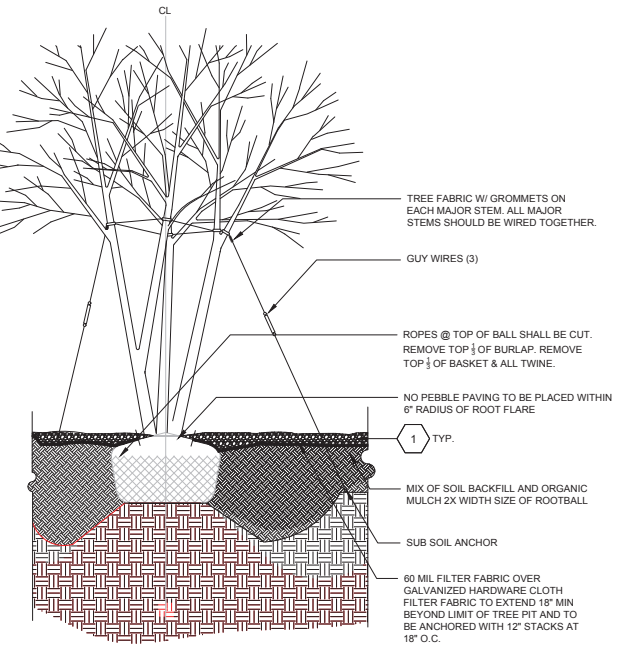
2 ORNAMENTAL GRASS PLANTING
2" = 1'-0"



3 SHRUB PLANTING
2" = 1'-0"



4 SUCCULENT PLANTING
2" = 1'-0"

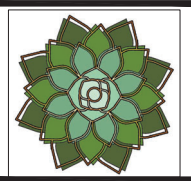


5 TREE PLANTING STANDARD
2" = 1'-0"

NEW PLANT LEGEND

| Name | BOTANIC | COMMON | TYPE |
|------|--|--------------------------|------------|
| OLT | <i>Olneya tesota</i> | Desert Ironwood Tree | Tree |
| PRG | <i>Prosopis glandulosa thornless 'AZT'</i> | Thornless Honey Mesquite | Tree |
| CHL | <i>Chilopsis linearis 'Bubba'</i> | Bubba Desert Willow | Tree |
| ACS | <i>Acacia salicina</i> | Willow Acacia | Tree |
| OLE | <i>Olea europaea</i> | European Fruitless Olive | Tree |
| CAP | <i>Caesalpinia mexicana</i> | Mexican Bird of Paradise | Shrub/Tree |
| DOD | <i>Dodonaea viscosa 'Purpurea'</i> | Hopseed Bush Purple | Shrub/Tree |
| ERM | <i>Eremophylla maculata</i> | Valentine Emu Bush | Shrub |
| SAC | <i>Salvia leucophylla</i> | Purple Flowering Sage | Shrub |
| NEO | <i>Nerium oleander 'Petite Pink'</i> | Petite Pink Oleander | Shrub |
| LEF | <i>Leucophyllum frutescens</i> | Texas Sage | Shrub |
| RUP | <i>Ruellia peninsularis</i> | Desert Ruellia | Shrub |
| SAL | <i>Salvia greggii 'Sierra Linda'</i> | Sierra Linda Salvia | Shrub |
| MUH | <i>Muhlenbergia capillaris</i> | Pink Muhly Grass | Grass |
| MUD | <i>Muhlenbergia rigens</i> | Deer Grass | Grass |
| HEP | <i>Hesperaloe parviflora</i> | Red Yucca Grass | Grass |
| AGD | <i>Agave desmetianna</i> | Smooth Agave | Succulent |
| ALV | <i>Aloe 'Blue Elf'</i> | Blue Elf Aloe | Succulent |
| EUR | <i>Euphorbia Rigida</i> | Gopher Plant | Succulent |
| DAC | <i>Dalea capitata Sierra Gold</i> | Sierra Gold Dalea | Gr. Cover |

NEW PLANT LEGEND



ATC LANDSCAPE
LANDSCAPE ARCHITECTURE - LAND DESIGN - PRE-ANALYSIS DESIGN
16614 Chaplin Avenue
Encino, CA 91436
(410) 940-8161
Ashleetwells@yahoo.com
© D P Y R I G H T - ATC LANDSCAPE

SITE PLAN RENOVATION
1711 WEST BELL ROAD
PHOENIX, AZ 85023

CITY OF PHOENIX

APR 04 2023

Planning & Development
Department

REVISIONS

| # | DATE | DESCRIPTION |
|---|------------|----------------------|
| 1 | 02/22/2023 | 100% PLANTING DESIGN |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

DRAWN: AC REVIEWED: _____

DATE: 02/22/2023

LANDSCAPE PLANS

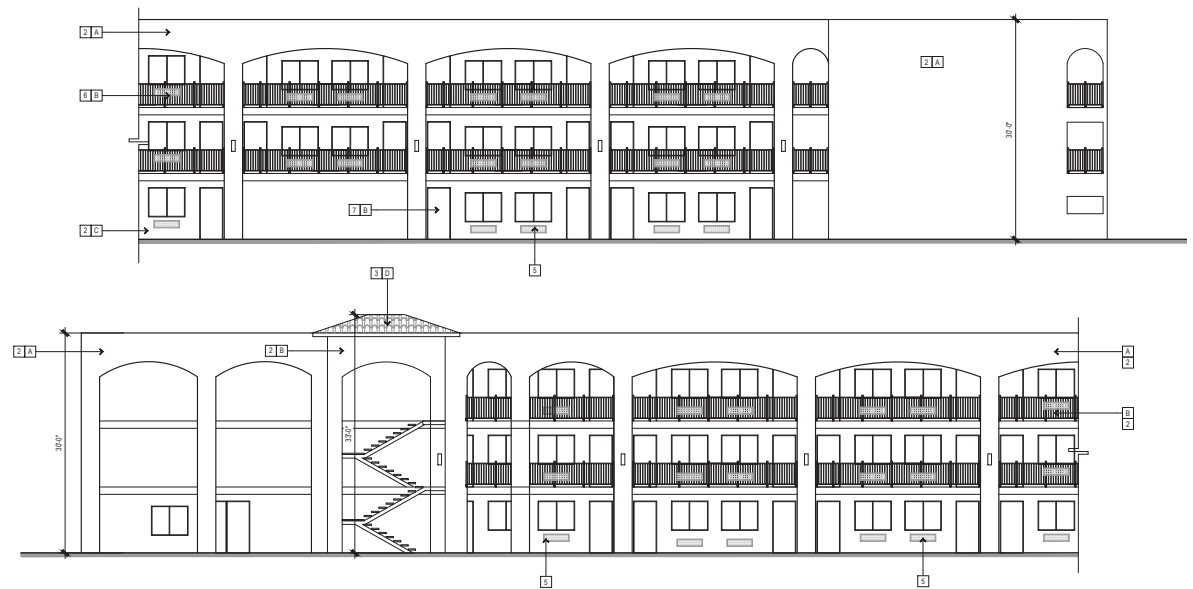
ELEVATION KEYNOTES

- 1 NEW BUILDING SHOWN SHADED
- 2 EXISTING SMOOTH STUCCO
- 3 EXISTING SPANISH TILE
- 4 NOT USED
- 5 EXISTING WALL MOUNTED A/C
- 6 RAILING
- 7 DOORS & WINDOW TRIM

- BUILDING COLORS**
- A BUILDING BODY - COLOR
 - B STAR WELL AND POP OUT - COLOR
 - C ROOM BODY - COLORS
 - D SPANISH TILE COLOR

MATERIAL COLORS

| | |
|--|---|
|  | A |
| BUILDING BODY - COLOR WSP OF SMOKE DEB344 | |
|  | B |
| STAR WELL AND POP OUT - COLOR DEEPST SEA DCB05 | |
|  | C |
| ROOM BODY - COLOR WINDSPR QDN345 | |
|  | D |
| SPANISH TILE COLOR SILVER SPRINGS DEB346 | |



SOUTH ELEVATION

1/4" = 1'-0" 1



WEST ELEVATION

1/4" = 1'-0" 2



EXISTING BUILDING COLORS



PROPOSED BUILDING COLORS

CITY OF PHOENIX
 APR 04 2023
 Planning & Development
 Department

REVISIONS

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

RESIDENTIAL
COMMERCIAL
DESIGN

LONG BEACH
 DESIGNERS
 5202 LONG BEACH BLVD - LONG BEACH, CALIFORNIA 90805
 WWW.LBDESIGNERS.COM

310-424-9182

OCOTILLO APARTMENTS
 1711 WEBB RD
 PHOENIX, AZ 85023

DESIGNER

 LECH SANDOVAL
 41123

| | |
|-------------|--------|
| JOB NUMBER | ### |
| PLOT DATE | 4/3/23 |
| DESIGNED BY | LECH |
| CHECKED BY | |
| SHEET TITLE | |

Exterior Elevations
 SHEET NO.
A-6

1/4" = 1'-0" 2

From: [Adrian G Zambrano](#)
To: [Adrian G Zambrano](#)
Subject: Z-67-22 - 2022-11-01 - Opposition - Jacqueline Abboud - Long Beach Designers rezoning request 1711 W Bell Road
Date: Tuesday, November 1, 2022 3:11:54 PM

From: Jacqueline Abboud <jacquiectvc@yahoo.com>
Sent: Monday, October 31, 2022 3:02 PM
To: Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: Long Beach Designers rezoning request 1711 W Bell Road

Hello-

We have been told you are the city official assigned to this case.

As a real estate owner within 1-2 blocks of 1711 W Bell Road, I am opposed to the rezoning from hotel into a multi-family apartment. This area of the city is a retail center, not a residential center.

We did not purchase property in this area, just to have it decline in value, to become a sort of homeless refuge.

The homeless population in the neighborhood is already at what seems to be an all time high. We have already incurred costs for expensive changes to our property to protect both the real estate itself and our tenants' property from the homeless population. We have added security cameras, gates, fences and then we incur costs to repair the damage to these additions.

Thank you for your time.

Jacquie

From: [Adrian G Zambrano](#)
To: [Adrian G Zambrano](#)
Subject: Z-67-22 Rezoning 1711 W. bell road
Date: Monday, November 7, 2022 10:56:18 AM

-----Original Message-----

From: PJ (null) <critterphriend@yahoo.com>
Sent: Sunday, November 6, 2022 1:26 PM
To: Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: Z-67-22 Rezoning 1711 W. bell road

Dear Sarah,

I have received a rezoning letter regarding the above mentioned property. I have several concerns, 1) why is a California designer firm requesting rezoning here? This seems highly suspicious to me, as California has so many issues we do not!

2) I am opposed (highly) to adding more housing to the situation with our homeless, as they are high end drug users. Not all, I understand but our crime and drug use in this area is out of control and getting worse, causing property issues, because of it! I would like to go on record as being one who needs to help our community, please add my name and email for further information regarding this!

P. Rosario
Critterphriend@yahoo.com

Sent from my iPad

From: imbphx@aol.com
To: [Adrian G Zambrano](#)
Date: Monday, November 7, 2022 12:59:45 PM

Mr Zambrano,

I am writing to you concerning the Ocotillo Project that will allow refining to occur to permit a large unhoused structure to be allowed at 17th Av & Bell Rd Phx. I am one of MANY homeowners in this area who oppose this project moving forward. The Mayor & the City have allowed this neighborhood to be infested with your unhoused individuals many who are drug addicts, criminals, mentally unstable & illegals. As a tax payer I resent not being contacted directly by the Planning Board. I resent that you have "selected" our previously nice middle class neighborhood for such a project. Of course the company you are dealing with are from out of state... California. They have ruined their state & now you are going to allow them to ruin ours! We have more than enough vets & taxpayers who are evicted due to no fault of their own who need housing. But no you choose to put individuals that pay nothing into the system but get plenty out of it! Perhaps the Mayor & the members of the City Planning Committee would be nice enough to put this project down the street from their home or their kids schools or their stores? WE SAY NO!!!!!!!!!!

From: [Adrian G Zambrano](#)
To: [Adrian G Zambrano](#)
Subject: 2022-11-09 - Opposition - Kandy m51 - Z-67-22-3 - Proposed 150 unit shelter for the unhoused at 1711 W. Bell Road
Date: Wednesday, November 9, 2022 9:21:03 AM

From: kandy m51 <kandym51@hotmail.com>
Sent: Tuesday, November 8, 2022 3:22 PM
To: leoh@lbdesigners.com; Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: Proposed 150 unit shelter for the unhoused at 1711 W. Bell Road

I am concerned about what type of security & environmental rules will be enforced to keep crime down and more unsavory individuals from gathering in the area. Break ins & theft have already been going up. We already have a problem with druggies/alcoholic's living in the wash behind our houses. For those of us that live next to the wash and have dogs this causes them to bark almost constantly. Not to mention the dogs & kids can't play in the wash anymore. The city moved some people from our wash; but 2 weeks later they were back with their fires, noise, trash. 19th Ave & Bell has been turning into a dangerous area to walk or shop. I was accosted twice in the parking lot at Walmart. I don't go to Walmart by myself anymore. Will children in the area be safe when this housing becomes is complete? We do not want to be another California filthy & crime ridden state.

I know our area is not your concern because we are at 7th Ave & your housing will be at 17th Ave; it's all about the money, but bad things always dripples down and ruins a city. And once you get to that lawless condition you can never go back to the decent times.

I do support housing for the those who need help & truly want to live a better & safe life; but I lived near the projects way back when & it was a scary neighborhood for my family. We ended up being the ones to leave. The neighborhood around here has been a decent place to live, I would hate to see it change for the worst.

So I vote NO to the project.

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

From: [Adrian G Zambrano](mailto:Adrian.G.Zambrano)
To: [Adrian G Zambrano](mailto:Adrian.G.Zambrano)
Subject: 2022-11-11 - Opposition - Kandy M51
Date: Friday, November 18, 2022 10:29:10 AM

From: Leoh Sandoval <leoh@lbdesigners.com>
Sent: Friday, November 11, 2022 11:51 AM
To: kandy m51 <kandym51@hotmail.com>; Sarah Stockham <sarah.stockham@phoenix.gov>; Steven Valdez <valdez.steven@gmail.com>
Subject: Re: Proposed 150 unit shelter for the unhoused at 1711 W. Bell Road

Thank you Kandy.

We are the Architects on the project , ownership will be addressing community concerns in the upcoming virtual meeting. Please visit www.ocotilloproject.com [[ocotilloproject.com](http://www.ocotilloproject.com)] for updates on this project..

Thank you
Leoh

On 11/8/2022 2:21 PM, kandy m51 wrote:

I am concerned about what type of security & environmental rules will be enforced to keep crime down and more unsavory individuals from gathering in the area. Break ins & theft have already been going up. We already have a problem with druggies/alcoholic's living in the wash behind our houses. For those of us that live next to the wash and have dogs this causes them to bark almost constantly. Not to mention the dogs & kids can't play in the wash anymore. The city moved some people from our wash; but 2 weeks later they were back with their fires, noise, trash. 19th Ave & Bell has been turning into a dangerous area to walk or shop. I was accosted twice in the parking lot at Walmart. I don't go to Walmart by myself anymore. Will children in the area be safe when this housing becomes is complete? We do not want to be another California filthy & crime ridden state.

I know our area is not your concern because we are at 7th Ave & your housing will be at 17th Ave; it's all about the money, but bad things always dripples down and ruins a city. And once you get to that lawless condition you can never go back to the decent times.

I do support housing for the those who need help & truly want to live a better & safe life; but I lived near the projects way back when & it was a scary neighborhood for my family. We ended up being the ones to leave. The neighborhood around here has been a decent place to live, I would hate to see it change for the worst.

So I vote NO to the project.

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

From: [Lois Stansbury](#)
To: [Adrian G Zambrano](#)
Subject: Proposed Ocotillo Project (Z-67-22)
Date: Wednesday, January 11, 2023 5:14:09 PM

This is OUTRAGEOUS! The proposed Ocotillo Project will be established at the nexus of long-standing problems for our community. The Village Meadows Block Watch has worked for over a year along with law enforcement and members of the local business community to control the presence of "unhoused" individuals in this area.

The proposed facility is adjacent to an established residential area of law-abiding citizens. This project stands as an INSULT to our community and shows disrespect to our efforts. This project must be moved to another location! This is not just a "not-in-my-backyard" issue. We, as Phoenix residents, have worked long and hard to minimize this problem. What a slap in the face!

I urge Village Meadows residents to CALL THE MAYOR ([602-262-7111](tel:602-262-7111)) or email her at mayor.gallego@phoenix.gov. Call our City Council District 1 Representative, Ann O'Brien, through the Phoenix City Council Clerk at 602-262-6811 since no direct telephone number for Ms. O'Brien is provided, or email her at council.district.1@phoenix.gov.

--

Lois Stansbury
(623) 256-8192 (cell)

From: [Emmett Dicken](#)
To: [Adrian G Zambrano](#)
Cc: [Council District 1 PCC](#); [Council District 3 PCC](#); [Mayor Gallego](#)
Subject: Re: Z-67-22
Date: Thursday, January 12, 2023 3:01:09 PM

Thanks Adrian, My name is Emmett Dicken of 2216 W Anderson ave phoenix az. Zoning application Z-67-22 is going to adversely affect my neighborhood. The WalMart at 19th Ave and Bell Rd is already considered the 'Sketchy WalMart' for people living in the north valley, they are having to hire two phoenix police officers to look over the store on the weekends as it sits. The area already has a disproportionate amount of homeless, transients and addicts... and the crime that accompanies them. Adding additional housing and other resources to that area will only serve as a magnet to draw more in.

The plan is to provide housing to some, but there will be friends, family, and other acquaintances of Ocotillo Residents setting up shop in the area. While I understand the unsheltered need to go somewhere, I am hesitant to attract more homeless into an already bad area. Our local Kohls and fry's grocery store already has to lock one of their two main entrances being unable to keep up with the amount of shoplifting occurring in our neighborhood. Other businesses in that area will suffer and if it gets too bad, residents will avoid the area and conduct commerce elsewhere: Go to other walmarts, Kohls, restaurants and businesses Via Arrowhead.

On Thu, Jan 12, 2023 at 1:31 PM Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi Emmett,

Please see the notification letter sent by the applicant, the mailing labels, and affidavit of notification for Z-67-22 attached.

Best regards,

Adrian Zambrano,

Planner II*Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix



PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

► Planning & Development Department

Long Range Planning Division, 3rd Floor

200 West Washington Street

Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: [Scot Madison Quiggle](#)
To: [Adrian G Zambrano](#)
Subject: Regarding Rezoning Request Z-67-22
Date: Friday, January 13, 2023 5:54:34 PM

Greetings,

Appreciate the call back Mr. Zambrano.

To be submitted for consideration, I would like to express that as a member of the Village Meadows neighborhood I believe any rezoning request that provides more housing to the transient people aka unhoused people should be denied.

Our neighborhood plus the Bell Road Business Alliance is working hard to ensure the safety of our community — we want it to be safe and beautiful, free from homelessness and drug abuse and addiction. The Ocotillo Inn, previously Victory Inn, has a history of attracting vagrancy and crime which makes its way into our neighborhoods.

Phoenix has one of the worst issues of homelessness in the nation, but we know from staring it in the face everyday and from talking with local police that housing is not the main issue, drug addiction and the money that comes with that are the main issues. Providing housing is an easy way to make a person feel like they are solving a problem, but it's only a symptom. It doesn't work without ACCOUNTABILITY. And I didn't see a mention of that on the website.

All that to say, I support increased security, but we should not be encouraging the transient community to come live right next door to us — a revolving door of problems that attract and create problems.

Increasing the population density will bring a huge cost to our community that we are not willing to pay. We say remove the special zoning altogether.

<https://www.azcentral.com/story/news/local/arizona/2023/01/05/federal-report-shows-arizona-has-one-of-the-worst-homelessness-crises/69778359007/> [azcentral.com]

Kindly,
Scot Briscoe

January 22, 2022

Village Meadows Concerned Citizens Block Watch
2023 W. Shady Glen Ave.
Phoenix, AZ 85023
Deborah Delwiche, Secretary

Adrian Zambrano
City of Phoenix Planning and Development Department

RE: Ocotillo Inn, 1711 W. Bell Rd., Phoenix, AZ 85023
Case Number: Z-67-22

Mr. Zambrano:

Please be advised that this letter is being written in regards to the Ocotillo Inn located at 1711 W. Bell Rd., Phoenix, AZ 85023 on behalf of the residents of the Village Meadows area of the city of Phoenix, Arizona. Village Meadows is the neighborhood area bordered by W. Bell Rd. north to W. Union Hills Ave. / I-17 east to N. 19th Ave. One square mile comprised of many long-time, family-friendly and working residents. Our neighborhood is quiet and clean. But, now due to the uptick in transients, drug activity, possible prostitute activity and trash in the surrounding area of the Ocotillo Inn, the residents of Village Meadows are now expressing their displeasure with this uncalled for activity and the overflow of this behavior that extends to our neighborhood and surrounding neighborhoods.

We, Village Meadows residents, have already worked with the City of Phoenix Black Mountain Police, City Council, and the legal team and management from the Quick Trip Corporate Office to put in place a protocol for security. Due to this protocol, which comprises of armed security and locked restrooms at night, has had a significant impact on the safety of this area. The calls for service for the police dropped dramatically from thousands of calls a month to less than 50.

Our residents, and local businesses, are tired of finding condoms, needles, drugs, trash, human waste, seeing the buying and selling of drugs and more in the area surrounding Ocotillo Inn. This surrounding area extends up and down W. Bell Road and north and south streets and in neighborhoods.

Residents of Village Meadows, and surrounding neighborhoods, have also worked for years to bring about these same results from the Victory Inn which is now called the Ocotillo Inn. There is still an element of drug use, trafficking and prostitution at the Ocotillo Inn which extends into our neighborhoods. Yes, these issues are not as prevalent as in the past, but we are extremely concerned about the rezoning of this property, the unanswered questions and the confusing answers from the owner and other representatives of this property. New paint, a new fence, renovated rooms does make this property any safer or more secure if not rezoned properly.

As you can see, this is not a pleasant situation for our neighborhood, our residents, local businesses, our children, our property values and until the owner of the Ocotillo Inn, who has admitted he purchased sight unseen, and his other representatives can fully explain all terminology and step by step plans for the development of the Ocotillo Inn than further consideration as to the future of this property needs to be taken into account. Village Meadows residents will not tolerate a rezoning that would potentially impact and bring this area down. We also suggest, that if the meetings go forward that the owner, Rod Rosenstein, attend these meetings in person. There are also many neighborhood residents or local business owners that would be very willing to take Mr. Rosenstein on a "tour" of the area and show the "highlights" of the area.

Thank you and we hope to see a resolution to the rezoning of this property.

Deborah Delwiche, Secretary
Village Meadows Concerned Citizens Block Watch